

**Maryland Historical Trust
State Historic Sites Inventory Form**

**MARYLAND INVENTORY OF
HISTORIC PROPERTIES**

Survey No. B-4410

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic 315 West Franklin Street

and/or common The Place Cocktails & Package Goods

2. Location

street & number 315 W. Franklin Street not for publication

city, town Baltimore vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<u>X</u> occupied	<u> </u> agriculture	<u> </u> museum
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u>X</u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<u>X</u> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
	<u>X</u> not applicable	<u> </u> no	<u> </u> military	<u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Rayburn Corporation

street & number 8513 Charlton Road

telephone no.:

city, town Randallstown

state and zip code MD

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse SEB1688 liber

street & number 100 N. Calvert Street, Room 610 154 folio

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. B-4410

Condition

☐ excellent
☐ good
☐ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1830s, two-story, three-bay, gable-roofed commercial building was originally a house. The structure faces north on West Franklin Street and abuts two partywall structures. The street frontage is 20' and the depth is 80'.

The first story has been substantially altered in the 20th century. The commercial storefront has two doors with transoms in the first bay. Both are now boarded up. The second and third bays contained some sort of a display window, but the entire wall is now completely filled with pebble aggregate panels. A late 19th-century storefront cornice still stretches across the first story facade. It is a cast iron cornice with small curved brackets interspersed with larger scrolled brackets demarcating the three bays. Corbelled back bands and a strip of raised molding completes the entablature.

The second story has three 1/1 sash windows with stone sills and stone splayed jack arches with key stones.

The two-brick corbelled cornice is intact. The gable roof is covered with asbestos shingles. A second bay has a dormer window with pediment. A chimney stack rises from the west wall. The back half of the building has been sheared off, resulting in a half-gable, flounder house effect.

B-4410
315 West Franklin Street
Baltimore, MD
Section 7 Description
7.1

The late nineteenth-century alteration to the first story indicates the changing focus of Franklin Street from residential to commercial. The stringcourse-cornice across the first story was a typical element of the commercial storefront. Below this would be the large plate glass display window and transoms, although these have now been obscured by twentieth-century modifications. The two doors cut into this facade also indicate the growing segmentation of use of the building. The one door would access the street-level shop and the other would serve the upstairs. Longstreth continues, "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."² Rather than tearing down this building as commercial usage took precedent, the owner was able to convert the building.

² Longstreth, The Buildings of Main Street, pp. 24, 29.

8. Significance

Survey No.

B-4410

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This building, though altered, is an example of a circa 1830s house. In this case, the only exterior clues to the date of the building are its overall diminutive size, form, and gable roof. The size and massing of this small house is illustrative of early nineteenth-century real estate speculation. The construction of small houses was a common way of limiting the amount of financial risk to the speculative builder, since the amount of money invested was minimized by the relative smallness of the project. The narrow width of the house is also indicative of the status of the laboring class whose means, however modest, permitted them to purchase or rent single family homes.

The presence of a dwelling, or possibly combination shop-houses, in this block indicates the residential character of the neighborhood in the early nineteenth century. It is possible this building was originally a shop-house type. The first story would have been used for commercial purposes and the upper stories would have been used as dwelling quarters. Architectural historian Richard Longstreth writes that "the rapid growth of commerce and manufacturing after independence led to a proliferation of the shop-house form in both new buildings and existing ones altered so that their commercial purpose was clearly indicated on the exterior. Shop-houses prevailed in emerging commercial centers of cities and towns alike through the early decades of the 19th century. Examples can still be seen in areas that have not experienced radical change, even though the shopfronts themselves have almost always been altered. . . the upper section retaining a domestic character."¹

¹ Longstreth, Buildings of Main Street, p. 24.

9. Major Bibliographical References

Survey No. B-4410

Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting					Northing			

B

Zone	Easting					Northing			

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historianorganization CHAP, Room 1037 date December 22, 1991street & number 417 E. Fayette Street telephone 301-396-4866city or town Baltimore state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Agricultural

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

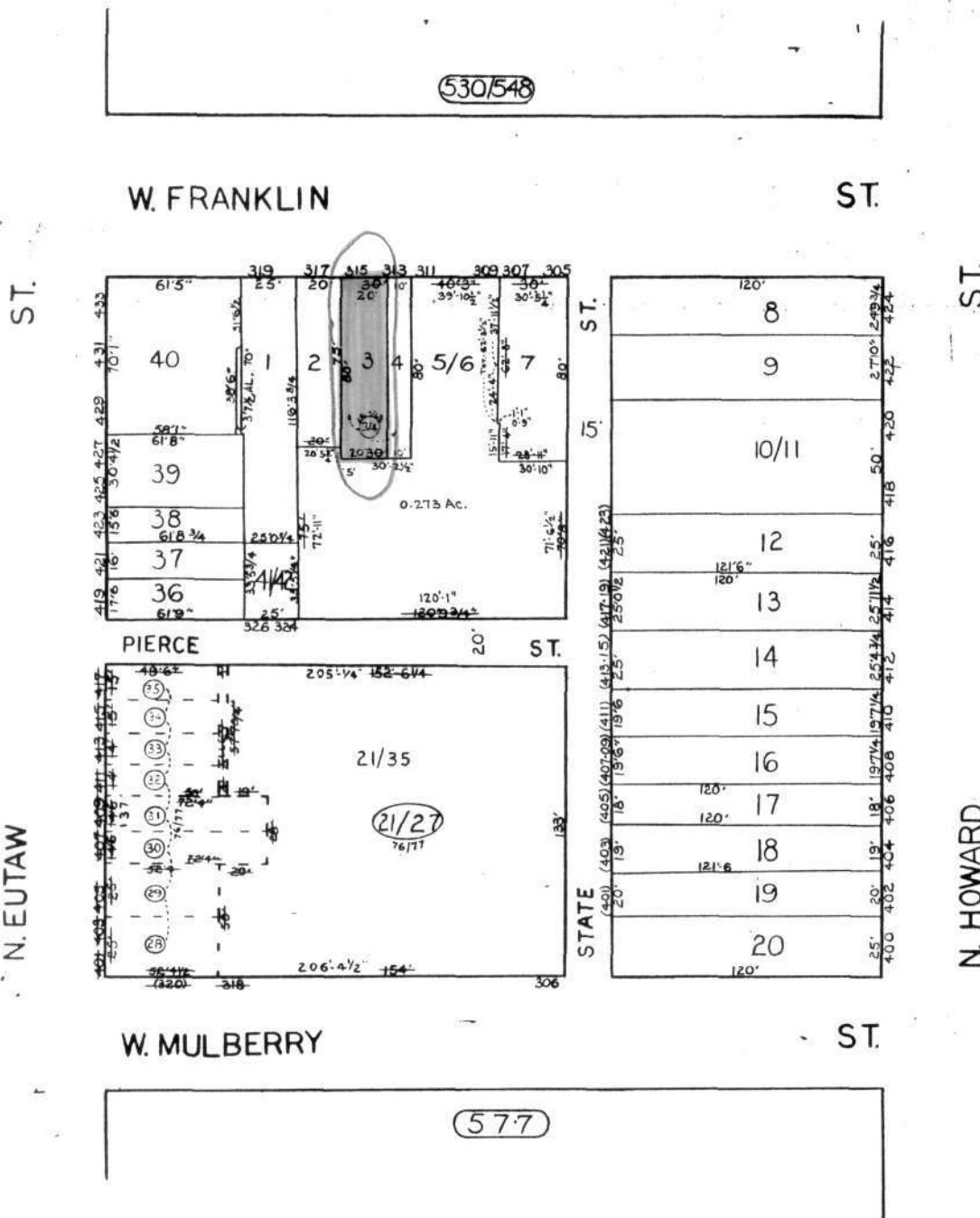
Historic Environment:
Urban

Historic Function and Use:
Residential, then commercial

Known Design Source:
None

REVISIONS

LOT 3/4 DIV. PER DEED C.S.H. 9830
 LOT 21/35 PER O.O.; C.S.H. 77-044
 LOTS 5/6 & 7 COR. PER DEEDS; C.S.H. 01-254.



CED BY: P.W.
 TERED BY: P.W.
 CKED BY:

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

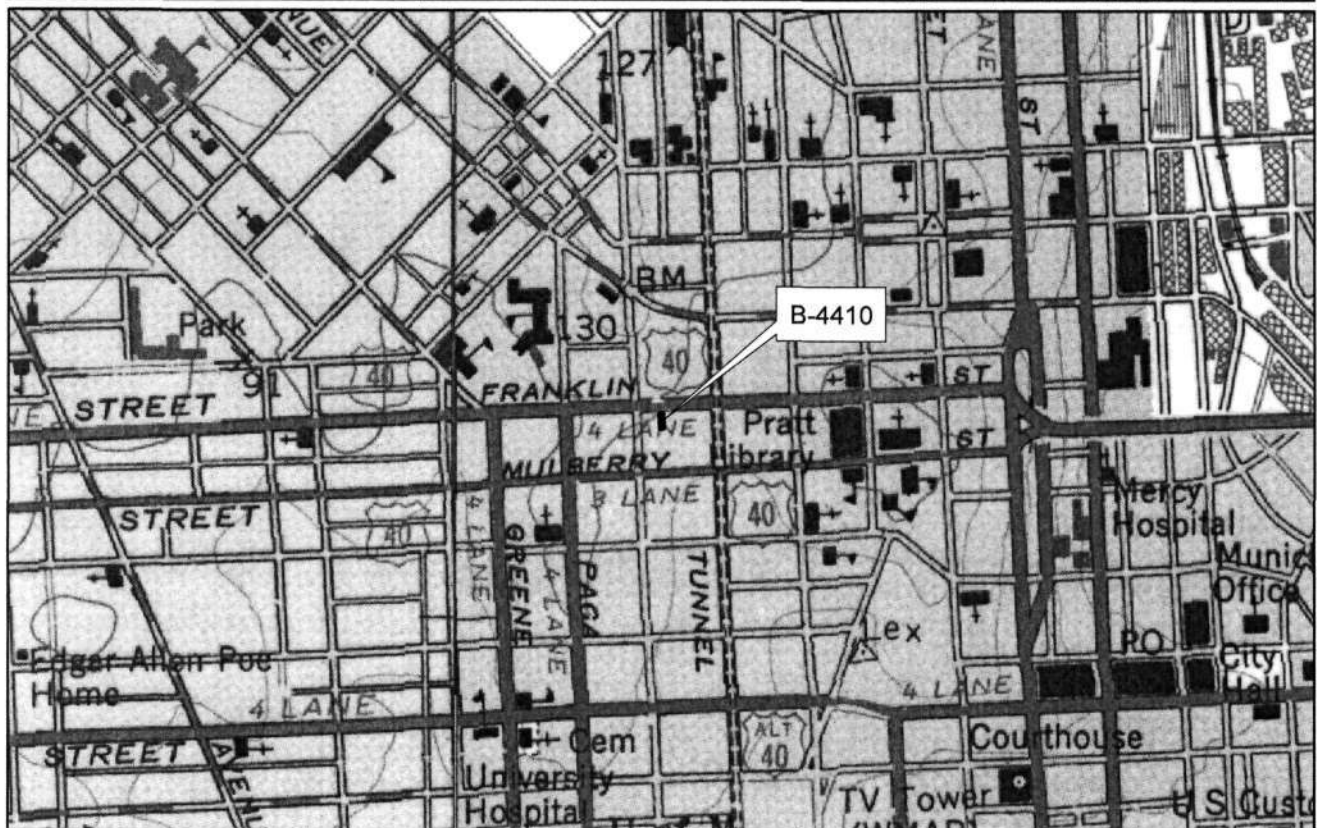
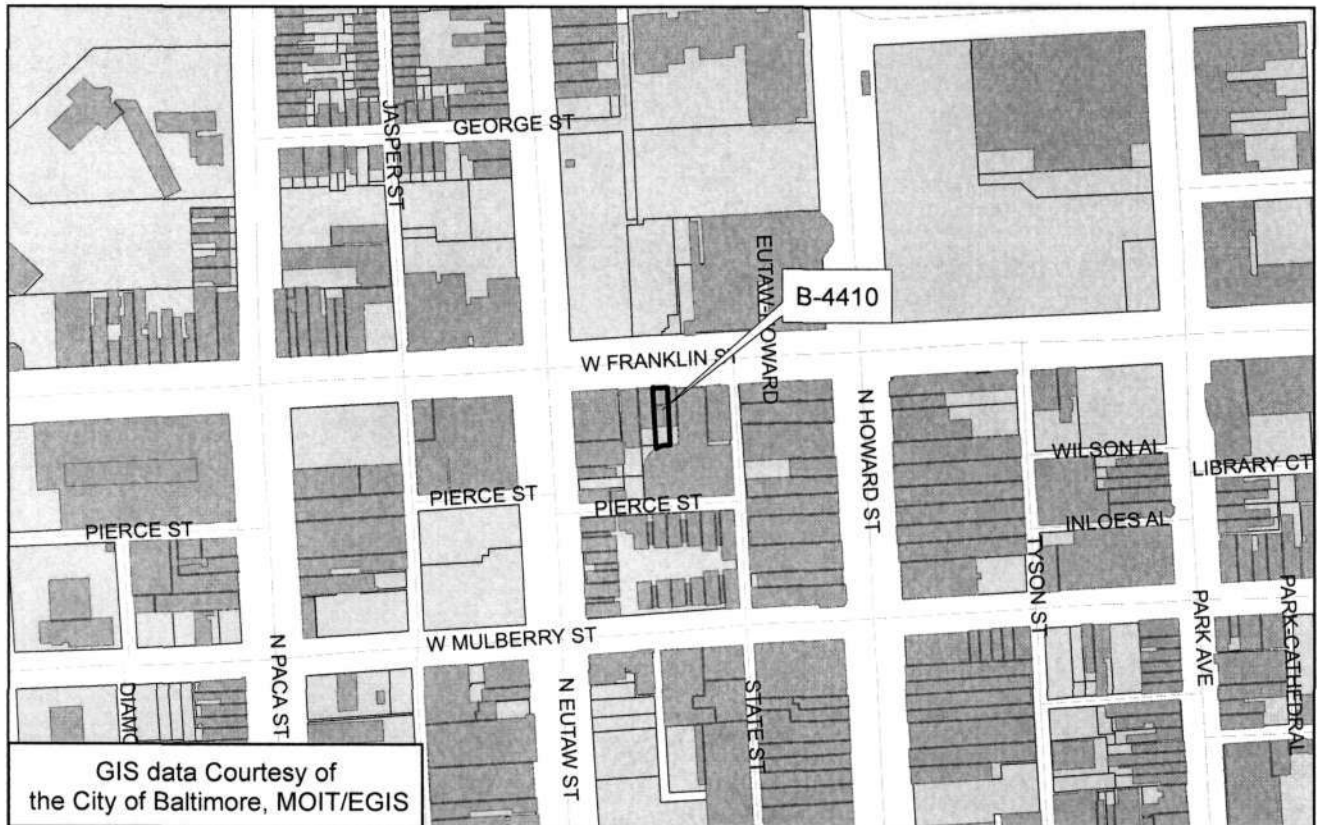
CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

WARD 4 SECTION 2
 BLOCK 562

SCALE 1"=50' DATE NOV. 1966

B-4410
Place Cocktails & Package Goods
315 W. Franklin Street
Block 0562 Lot 003
Baltimore City
Baltimore East Quad





B-4410

315 W. Franklin St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/1